

ARTICLE X: To see if the Town will vote to amend the Zoning By-law by adding a new section as set forth below or to take any other action relative thereto.

6.2.20 Neighborhood Style Retail Establishment

6.2.20.1 Purpose: To allow, pursuant to a special permit by the Zoning Board of Appeals, the mom and pop style neighborhood store. By strictly defining and enforcing the criteria and standards that shall be met, the potential conflicts between residential and commercial uses (e.g., traffic, odor, noise, litter, etc.) can be avoided or controlled and more walkable neighborhoods can be created.

6.2.20.2 Criteria and Standards: The following criteria and standards shall be found to be satisfied in order for a special permit to be granted:

- a. The use shall occur only in an R-1 Zoning District;
- b. The use shall occur only on the first floor of an existing dwelling;
- c. The use shall be owner occupied (i.e., one or more of the owners of the use shall reside within the dwelling on the premises);
- d. Parking areas for customers shall be prohibited and customers shall not be allowed to use parking areas that support the residential aspect of building;
- e. No food preparation shall occur within the commercial structure; Preparation shall include, but not be limited to, baking, frying, grilling or other means which create odors. This definition shall not include the preparation of beverages, such as coffee, or the use of microwave ovens.
- f. Emptying of dumpsters shall abide by the Dumpster Regulations of the Board of Health Regulations;
- g. Deliveries of goods shall abide by the Anti-Noise of the General Bylaws of the Town of Seekonk;
- h. The sale of alcohol shall not be allowed.
- i. Adequate provision for trash receptacles for customers of the commercial use shall be provided and serviced as needed by the owner to avoid litter at the site and in the area neighborhood;
- j. Lighting for the commercial use shall not interfere with nearby residences;
- k. No music or other noise shall be allowed to escape the commercial structure;